

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES TUESDAY, SEPTEMBER 7, 2010

Bonsall Community Center
31505 Old River Road
Bonsall, CA 92003

1. Administrative Items

A. Roll:

PRESENT: Morgan, Davis, Mallett, Rosier

ABSENT: Lintner, Norris; One vacancy

B. Corrections/additions to Agenda:

- Add voting item: Approval of meeting minutes from April 6, 2010 meeting

C. Approval of meeting minutes:

- Approval of the minutes for the meeting of April 4, 2010 was approved by the members present. Motion by Davis; second by Norris. 6 Yeas.
- Approval of the minutes for the meeting of May 5, 2010 was approved by the members present. Motion by Davis; second by Norris. 6 Yeas.

D. Public Communication:

A message from TRS consultants stated that “NAME” passed away.

David reported that there was a newspaper article that there was a large marijuana growing operation near I-15 and Gopher Canyon Road with a reported 10,150 plants.

E. Reports:

- San Luis Rey Watershed Council: Will be submitting a proposal to the Department of Conservation for a Watershed Coordinator grant request for proposal.
- I-15 Committee: This committee continues to review proposed projects within the I-15 corridor including the proposed Campus Park. This institution of higher learning has not finalized a water supplier for the project as of yet.
- General Plan Update: On October 20 there will be a review of the need for sponsor and planning groups in the County of San Diego in front of the Board of Directors. The BCSG members and citizens feel that the groups provide a great communication link between the community and the county of San Diego.

For the General Plan Update, the Bonsall area is proposed for build out at 15,000 – 20,000 people. The proposed density and zoning changes for the County area could cause back country property values to decrease.

- SANDAG: Blue lien available on the County Transportation Plan.
- Fire: Fire season is not over. Contact local departments for proper evacuation protocols.

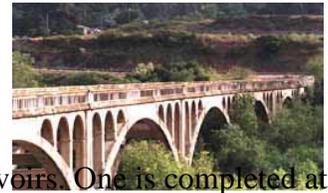


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- Water: Rainbow Municipal Water District needs to cover four reservoirs. One is completed at a cost of \$8 million. The agency is requesting bids for the Morrow reservoir. The Beck reservoir is the biggest and will be the most challenging to cover.

2. Guest Speakers

CalTrans: Mark Phelan, project manager for the Highway 76 expansion project, informed the group that Ann Fox will be taking over as the project manager. She has experience with coordinated three other CalTrans projects. Following is an update on the various expansion stages.

- Construction has been under way on the middle section since January 2010. Completion is slated for September 2012. Traffic will soon be shifted in a small section near Jeffries Ranch. Three piers (2 columns each) have been completed for the bridge over the San Luis Rey River. Nine piers in all will be built. It will take one more year to finish building the bridge. The weather has been cooperating allowing crews to stay on and ahead of schedule. Old River Road will eventually have a dedicated right turn lane where it enters Highway 76 from the north. There is concern that funding may be stopped due to the state budget impasse. CalTrans has the tools in place to keep funding coming for the project even if the state budget isn't passed soon.

The Environmental Document for the Eastern project, from Mission Avenue east to I-15, is soon to be released for public comment. A hearing will be held on September 23, 2010 at the Bonsall Community Center. There are two proposed alternative routes for this section: the Regular Alternative, along the current pathway, and the Southern Alternative that would cross the river to the south just east of Mission Ave. and cross back to the north side near Sweetgrass Lane just east of Old 395. Costs for each alternative are as follows:

Regular = \$200 – 205 million

Southern = \$320 – 325 million.

This section requires \$83 million in mitigation including upland and wetlands restoration. There may be some transfer of properties to the County for their San Luis Rey River Park.

County of San Diego Parks and Recreation Department: Mark Massen is the project planner for the San Luis Rey River Park. Following is an update on the park. In December 2008 the County Board of Supervisors approved the 1,700 acre plan. The Parks and Recreation department will be in charge of managing the park with possible support from the Sheriff's department when needed. A consultant is currently drafting a trails plan. The Master plan calls for a trail on the south side of the river. The plan is trying to incorporate connections to the Bonsall Trail Plan. The 100 year flood plain will be addressed during trail and recreational site planning. Arundo donax, an invasive plant, will be removed.

3. Alternatives for Community Representation

- The County Board of Supervisor Jacob has met with the eastern planning groups and believes that these groups should not be eliminated. The County of San Diego staff is concerned with the recent ruling that planning and sponsor group members are considered public officials and subject to lawsuits. During the past several years County attorney have only addressed three

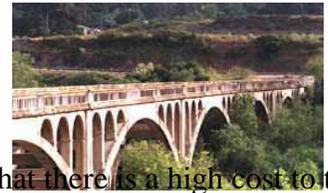


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potential violations from these groups. There concern is warranted that there is a high cost to the County because of these groups and the associated number of potential violations.

4. County Meeting Regarding the Community Plan

The County Planning Department staff is investigating some revised densities for properties within the Bonsall Planning area. The commercial site in Bonsall where the Cup-O-Chino is located is zoned C-36. There is a consideration of changing this to a mixed use facility where there would be residences and commercial businesses within one building. The Board of Supervisors will be presenting this idea to its staff.

5. Bonsall Union School District

Margarette Morgan met with school superintendents about the ?????? A School Board meeting is scheduled for this Thursday.

ACTION ITEMS

4. PLANNING AND LAND USE

A. TPM 21057 – Replacement Map 4 Emerald Hill; This project is a 31.85 acre lot proposed to be split into five parcels. Lot #1 will serve as a remainder and has terrible lot lines. All lots have a minimum 2 acre size. The entire project will be served by Emerald Hill Rd. which has an established road maintenance agreement. The road will be a cul-de-sac at the end of a cul-de-sac. The properties would have emergency secondary access via a new road from Highway 76 with a 20% grade. The fire marshal signed off on the plan giving approval for the secondary access road since it is for emergency situations only. There is concern that the intersection at North River Road needs improvement with the number of new subdivisions occurring in this area. The BCSG members requested the following information:

- Provide site plans with proposed pads and septic lines
- Provide detail on surrounding roads and parcels

Motion by Mallett to approve as presented; no second; motion dies.

Motion by Davis to deny as presented; no second; motion dies.

Motion to approve by Rosier with the following condition: Provide improvements to North River Road and a Private Road Maintenance Agreement with the County of San Diego. second by Mallett; Vote: 3 Yeas; 1 Nay. Motion does not pass.

B. TPM21016 Pfaff; This project proposes three lot split. The BCSG already approved a two lot split recently. No project representative was present to discuss.

Motion by Davis to deny; Vote: 3 yeas, 1 Nay. Motion does not pass.

5. PERMITS AND VARIANCES

A. AD 10-037 Faulstick; This project is requesting an administrative permit for the addition of a completed second dwelling unit. The current owners purchased the house and property with the understanding that all permits had been obtained for all structures. When applying to the County to install an air conditioner for the second dwelling unit, it was discovered that the unit had not been permitted. In order to move forward through the permitting process, the owners are requesting approval

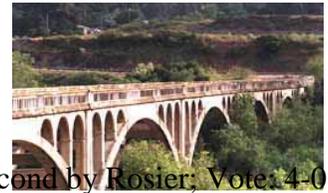


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for the second dwelling unit. Motion by Mallett to approve as presented; second by Rosier; Vote: 4-0.
Motion passes.

ADJOURNMENT

The meeting was adjourned at 9:37 PM.



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